

Four Pines Ranch, LLC Four Pines Pastures Project Description

PROPOSED PROJECT

The proposed project is a request for a site plan approval to allow for commercial pastures within Planning Area 21 of the Coto de Caza Planned Community.

PROJECT SITE

The project site is located within the Coto de Caza Specific Plan within unincorporated Orange County. The project site is located on 23455 Via Pajaro, Coto de Caza, CA 92679 (APN 804-261-14) and consists of approximately 0.87 acres. Regional access to the project site is provided by Interstate 5 (I-5) and State Route 241 (SR-241). As shown in [Figure 1, *Project Region Vicinity Map*](#), Coto de Caza is a gated planned community that can be accessed by three entrances: West Gate Antonio Parkway at Coto de Caza Drive, North Gate Plano Trabuco Drive at Coto de Caza Drive, and the South Gate Oso Parkway at Coto de Caza Drive.

Local access to the project site from the north would be provided from Coto de Caza Drive to Vista del Verde to Via Pajaro. Local access from the south would be provided from Plano Trabuco Drive. As shown in [Figure 2, *Local Vicinity Map*](#), the project site is surrounded by Silver Bronze Equestrian Center to the north, south and west and open space to the east. Via Pajaro extends along the eastern boundary of the site.

The project site is situated within an urbanized area and was formerly used as a horse arena and dog play area. As shown in [Figure 3a, *Site Photograph Locations*](#), the project site is currently vacant without any onsite structures. Existing onsite conditions are shown in [Figure 3b, *Site Existing Site Photographs*](#).

SITE PHYSICAL DESCRIPTION

The project site is located within the Cañada Gobernadora USGS Quadrangle, Township 6S, Range 7W, Section 26. The site is located within the foothills of the Santa Ana Mountains at the upper end of Cañada Gobernadora. The elevation of the site ranges from Elevation 826 to Elevation 830; refer to [Figure 4, *Project Area Elevations*](#).

The site is approximately 100 percent pervious with barren dirt. A few existing trees are located at the southern end of the site, which would be retained. The site drains by sheet flow north to south direction with a shallow slope onto an existing off-site curb and gutter and through Coto de Caza drainage facilities into Cañada Gobernadora and ultimately discharging into the Pacific Ocean.

As shown in [Figure 5, *National Flood Hazard Map*](#), the Federal Emergency Management Agency (FEMA) National Flood Hazard Layer FIRMette (06059C0452J), dated July 27, 2021, identified that the eastern portion of the project site is in Zone X, an area of minimal flood hazard, and the western portion of the site is within Zone A, a special flood hazard area.

The California Department of Forestry and Fire Protection identifies that the project site is within a Very High Fire Hazard Severity Zone and in a State Responsibility Area.

EXISTING PLANNING PROGRAMS

The project site is located in unincorporated Orange County. The County of Orange General Plan designates the site Suburban Residential (1B), which provides for residential communities and is open to a wide range of housing types, from estates on large lots to attached dwelling units, including townhomes, condominiums, and clustered arrangements.

The zoning for the project is Specific Plan and is included within the Coto de Caza Specific Plan within Planning Area 21; refer to [Figure 6, Development Map](#). The Planning Area consists of 36 acres and is planned for Community Center/Commercial land uses. Under the Community Center/Commercial land use designation, commercial uses, office uses, and recreation facilities are permitted including equestrian facilities, subject to approval of a site development permit. [Table 1, Land Uses Surrounding Project Site](#), shows the existing General Plan and Zoning surrounding the project site.

Table 1
Land Uses Surrounding Project Site

Direction	General Plan Designation	Zoning
North	Suburban Residential (1B)	Medium Density Residential
East	Suburban Residential (1B)	Medium Density Residential
South	Suburban Residential (1B)	Medium Density Residential
West	Suburban Residential (1B)	Rural Residential

The Coto de Caza Specific Plan does not identify any scenic open space resources on the project site. Additionally, there are no grading restrictions that apply to the project site.

PROJECT CHARACTERISTICS

The proposed project involves the commercial operation of equestrian horsing pasturing land use on the project site; refer to [Figure 6](#). Existing fencing within the site and other improvements would be removed and then seeded, irrigated and fenced so that it will be divided into 12 pastures.

The project would have two points of access that would be gate controlled. The intent of the project is that patrons would ride to or walk their horses from nearby stables to pastures on the site. There would be no onsite vehicle parking, no onsite horse trailers and unloading or loading would not be permitted.

The project would consist of 12 individual fenced horse pastures measuring approximately 2,600 square feet in size. Each pasture would be enclosed with four-foot wire mesh fencing and seven-foot wire meshed fencing between areas where horses may come into contact with each other and around the perimeter, but inside the white vinyl fence; refer to [Figure 7, Site Plan](#). In addition to maintaining the existing trees on the site, Chinese Elm or other adequate shade trees would be planted in various pastures. A decomposed granite walkway would be provided for site access to each pasture.

Existing white fencing around the site would be retained. Additionally, seven-foot wire meshed fencing will be constructed along the perimeter, approximately three feet inside of the current white vinyl fence.

No onsite lighting is proposed. An eight-foot tall by four-foot high monument sign is proposed at the corner entry of the project site; refer to [Figure 8, *Signage*](#). Drought resistant vegetation would be installed.

INFRASTRUCTURE

Drainage Plan

The proposed project would not grade the site and would not modify the drainage condition. There are no proposed off-site improvements as part of the project. A Non-Priority Water Quality Management Plan has been prepared for the project (Appendix A), which identifies common litter control, employee training, outdoor storage, trash control and irrigation use. Additionally, the project would incorporate Equestrian-Related Water Quality Best Management Practices prepared by South Orange County Horses and Water Quality Task Force, which established Best Management Practices for surface water runoff, erosion control, and bacteria/nutrient transporting prevention.

Utilities

The project site is within the service area of the Santa Margarita Water District for both water and sewer. The site currently has onsite water but no sewer facilities. No offsite water or sewer improvements are proposed. Applications are being prepared for electrical service, primarily for irrigation control.

PUBLIC SERVICES

Fire Protection Services

Orange County Fire Authority (OCFA) would provide fire protection, emergency medical services and rescue services for the proposed project. As shown in [Table 2, *Fire Protection and Emergency Services*](#), the project site is within proximity to several fire stations. The project site is not adjacent to any wild lands that would increase the risk for wildland fire impacts.

Table 2
Fire Protection and Emergency Services

Fire Station Location	Driving Distance to Project Site
Fire Station 40 25082 Vista Del Verde, Coto de Caza, CA 92679	2.4 miles
Fire Station 45 30131 Aventura, Rancho Margarita, CA 92688	2.9 miles
Fire Station 18 30942 Trabuco Canyon Road, Trabuco Canyon, CA 92679	4.2 miles
Fire Station 31 22426 Olympiad Road, Mission Viejo, CA 92692	5.9 miles
Fire Station 56 58 Station Way, Ladera Ranch, CA 92694	7.6 miles

Police Services

Police services for the proposed project would be provided by the Orange County Sheriff's Department. Coto de Caza is located within the Sheriff's Department Southeast Operations Division. The Southeast Operations Division deploys 65 patrol cars during each 24-hour period, with 168 sworn peace officers. The Southeast Operations Division is stationed at 20202 Windrow Drive, Lake Forest, California 92630, approximately 7.4 miles from the project site. The closest substation is located at 22112 El Paseo, Rancho Santa Margarita, California 92688, approximately 2.1 miles from the project site.

School Services

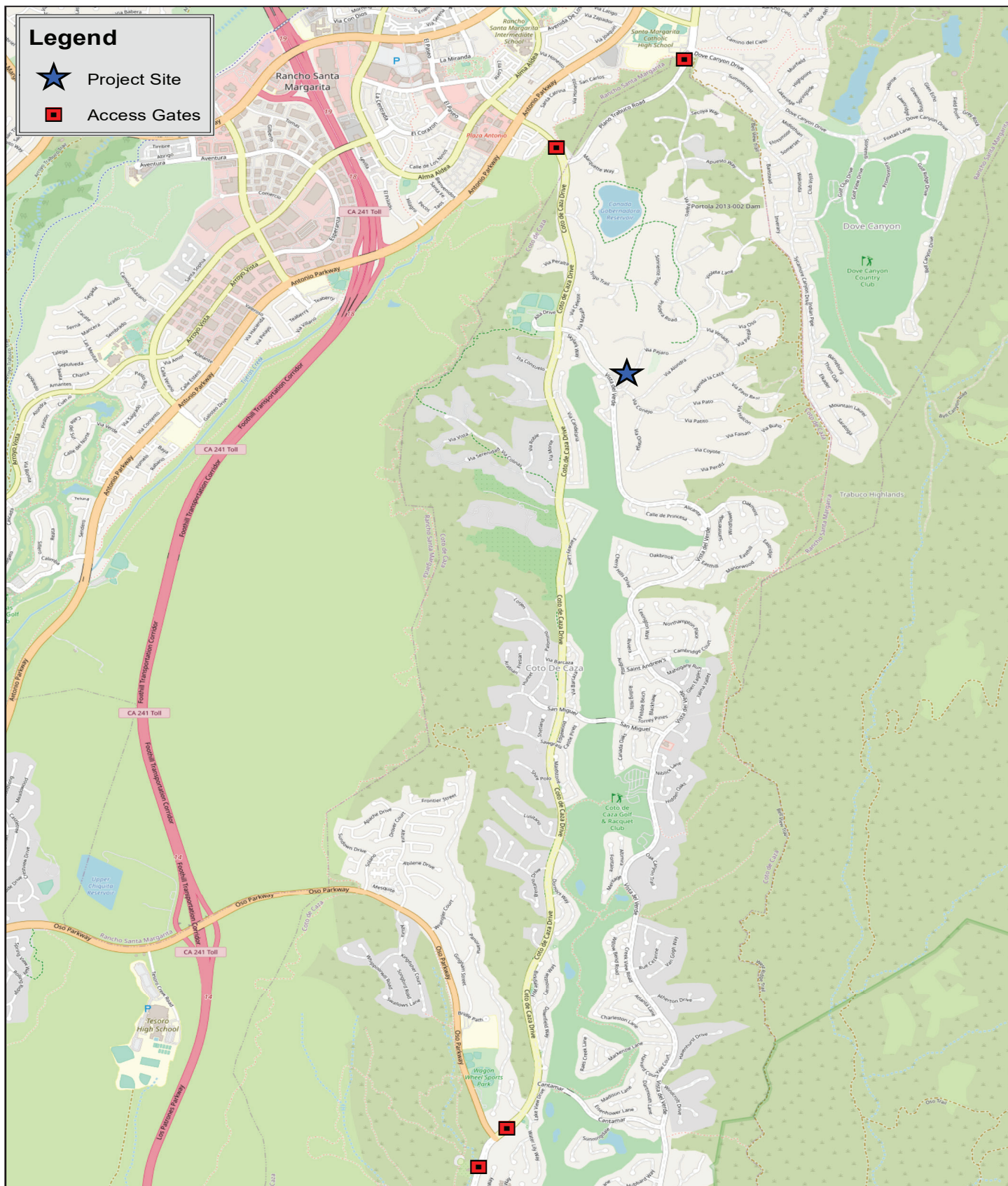
The project site is within the Capistrano Unified School District. The proposed project is equestrian horse pasturing and would not generate a need for school services.

Solid Waste Disposal

Coto de Caza currently contracts with CR&R Incorporated Environmental Services for solid waste and recycling collection services for residential and commercial waste. Prima Deshecha Sanitary Landfill is primarily responsible for waste generated from Coto de Caza along with a small amount that is sent to the Frank R. Bowerman Sanitary Landfill. The project includes covered trash storage area on an 8-foot by 16-foot concrete pad. The project is anticipated to generate minimal amounts of solid waste.

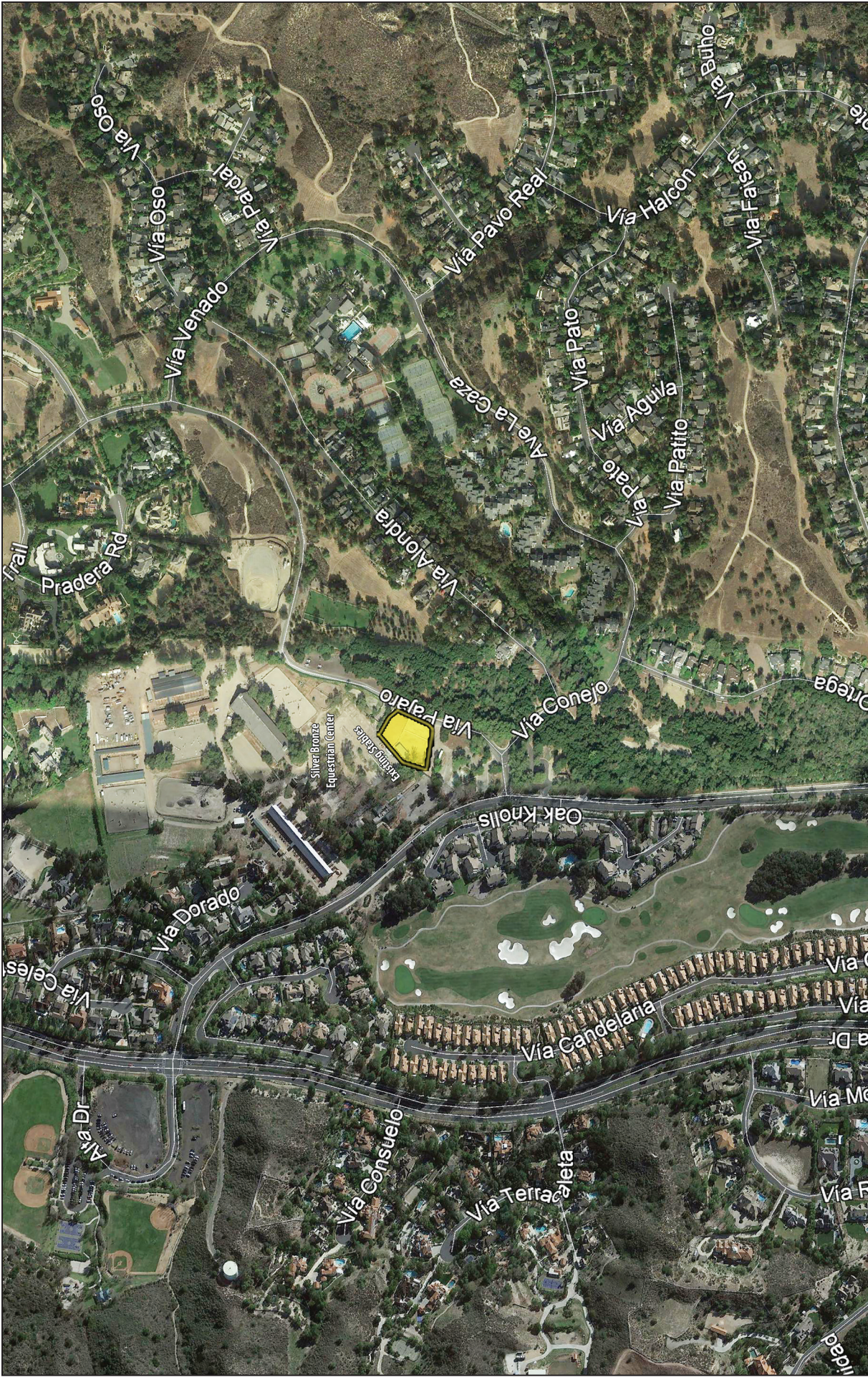
PROJECT CONSTRUCTION AND PHASING

The project does not involve any grading activities or construction of any onsite habitat structures. The construction activities would involve removal of onsite fencing, installation of fenced pastures and tilling, seeding and irrigation of the site. During construction, Best Management Practices would be employed to maintain water quality.



Source: ESRI and VCS Environmental; July 29, 2021.






Source: Google Earth Pro; August 3, 2021.
 - approximate Project Site Boundary

FOUR PINES PASTURES
 Project Description
Local Vicinity Map





Source: Aerial Imagery by VCS Environmental Drone Flight; July 13, 2021.

 - approximate Project Site Boundary

FOUR PINES PASTURES

Project Description

Site Photograph Locations



VCS Environmental

Figure 3a



1. View looking northeast.



4. View looking southwest.



2. View looking south.



5. View looking northwest.



3. View looking east.



6. View looking north.

FOUR PINES PASTURES
Project Description
Existing Site Photographs



Source: VCS Environmental GIS; August 2, 2021.

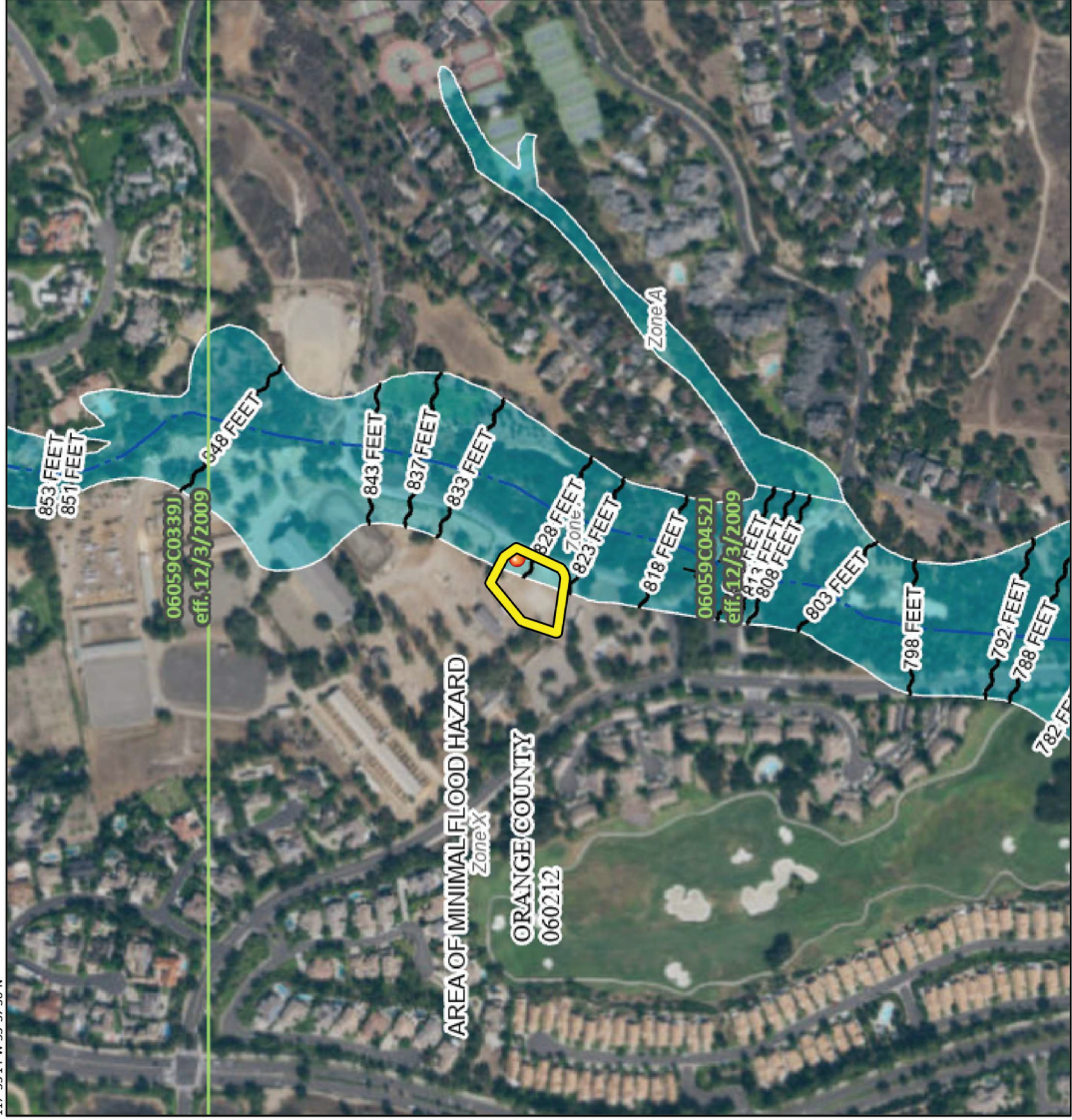
FOUR PINES PASTURES
Project Description
Project Area Elevations



National Flood Hazard Layer FIRMette



117°35'14"W 33°37'36"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone AE, AO, AH, VE, AR

With BFE or Depth
Zone AE, AO, AH, VE, AR

Regulatory Floodway

0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*

Area with Flood Risk due to Levee *Zone D*

NO SCREEN

Area of Minimal Flood Hazard *Zone X*

Effective LOMRs

Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance

Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

MAP PANELS

Digital Data Available

No Digital Data Available

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/27/2021 at 1:33 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

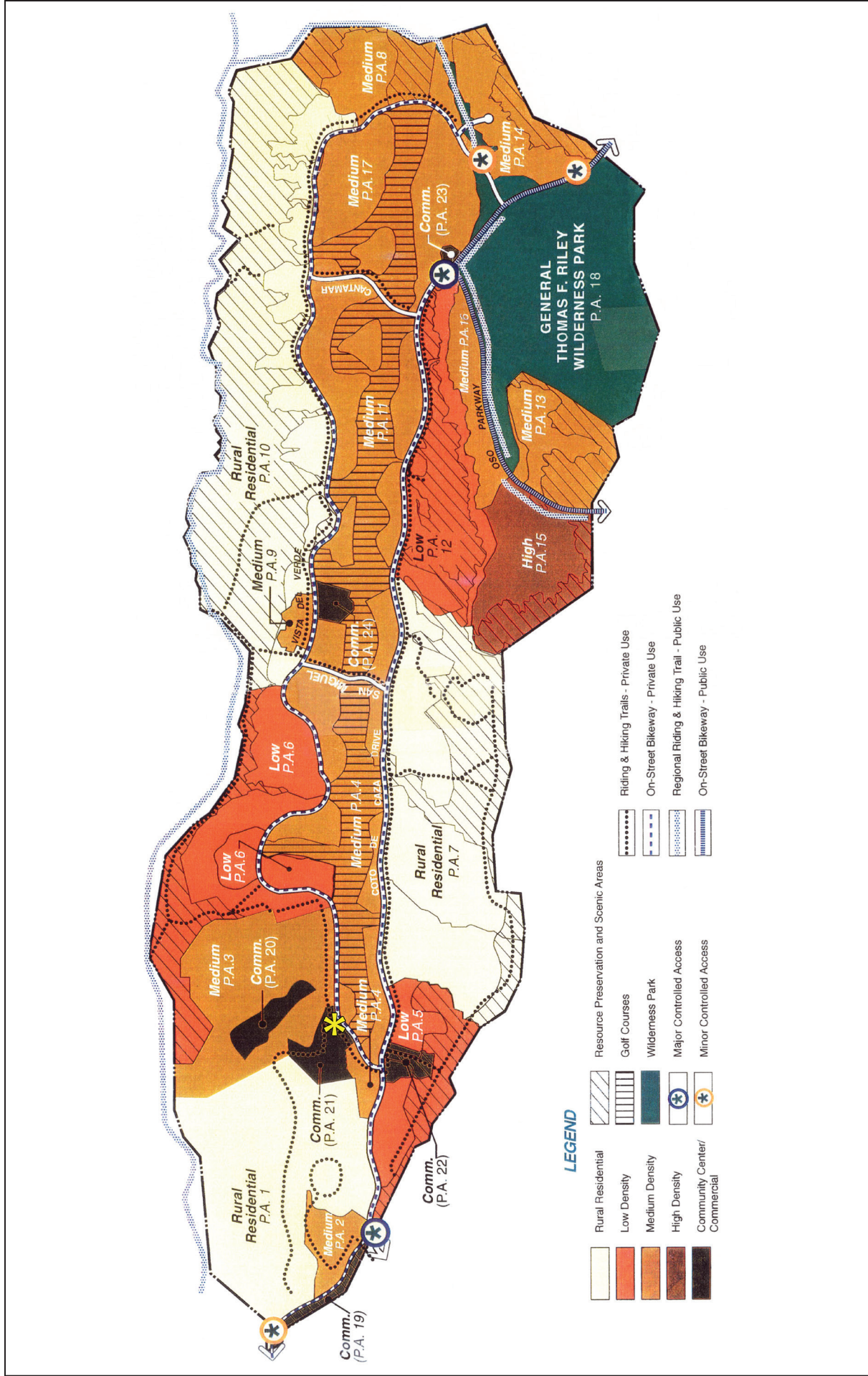
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Source: Federal Emergency Management Agency (FEMA); July 27, 2021.
- approximate Project Site Boundary

FOUR PINES PASTURES
Project Description
National Flood Hazard Map

VCS Environmental

Figure 5



Source: Coto de Caza Specific Plan (Amendment 3), Exhibit 7, prepared by Planner's Annex; adopted August 8, 1995.

✱ - Approximate Project Location

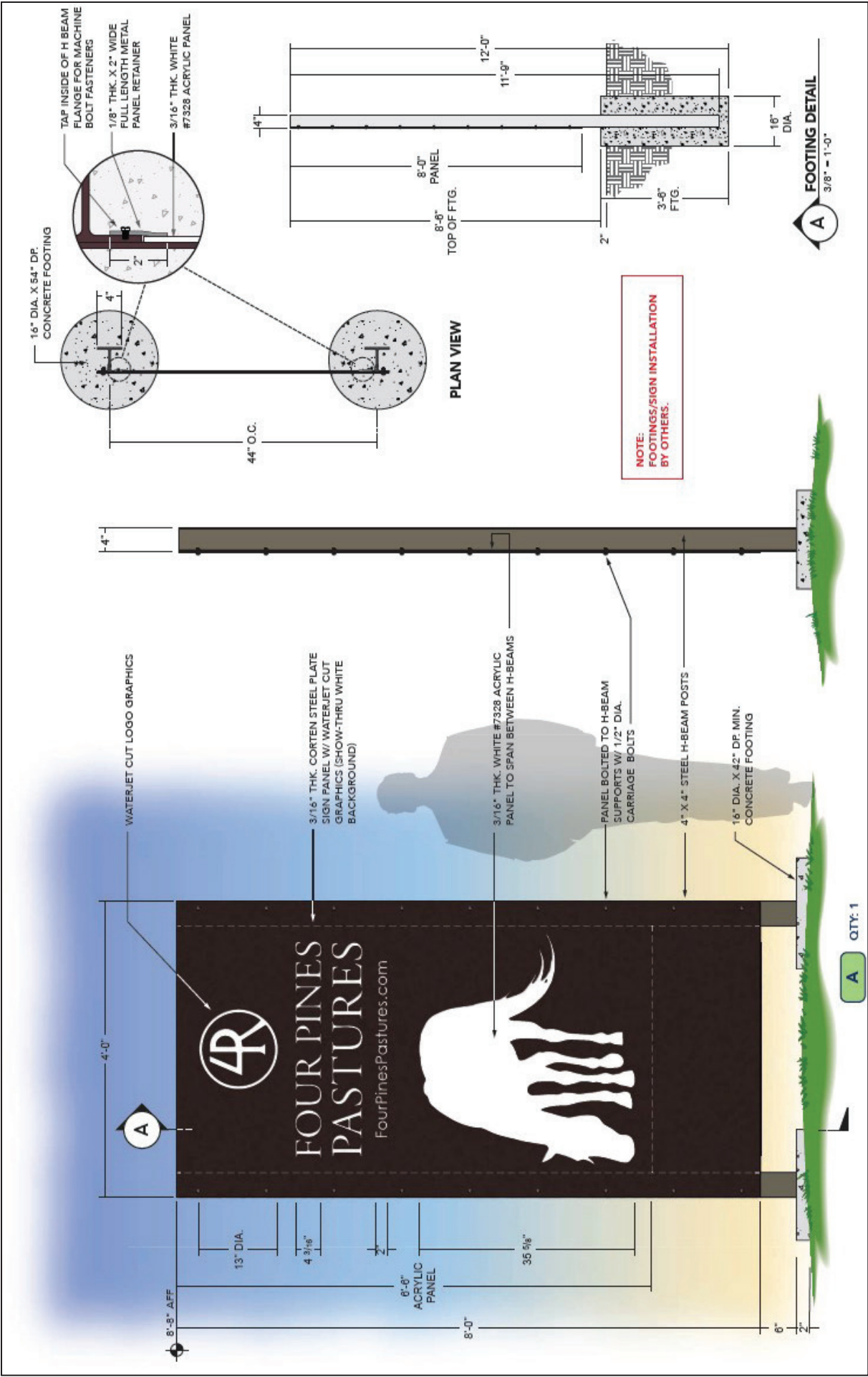


FOUR PINES PASTURES

Project Description

Development Map

Figure 6



Source: Integrated Signs; June 11, 2021.

FOUR PINES PASTURES
Project Description
Signage